



Ashlake Road, SW16

£550,000 *Leasehold*

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KEY FEATURES

- Two double bedrooms
- Ground floor period flat
- Two bathrooms
- Separate fitted kitchen
- Bright reception room
- Access to basement space
- Private garden
- Quiet Streatham location

Set on the ground floor of an attractive period building on Ashlake Road, this well presented two bedroom home offers a practical layout, good natural light and the rare benefit of additional basement space. A central hallway leads through to a bright reception room, a comfortable everyday space with room to relax and dine. Double doors open out to the rear, creating a lovely connection to a private, low-maintenance garden - an ideal spot for alfresco dining or a quiet morning coffee. The kitchen sits separately and is neatly arranged with good storage and worktop space, making it a practical set-up for day-to-day cooking. There are two well proportioned double bedrooms, both positioned away from the main living space to create a calm, private feel. The property is further complemented by two bathrooms, a valuable feature for sharers, guests or busy mornings. In addition, the flat benefits from a basement area accessed via internal stairs, offering useful extra space that could suit storage, hobbies or flexible use depending on needs.

Ashlake Road is an attractive and quiet residential street made up largely of Victorian homes, ideally positioned for the excellent amenities along Streatham High Road. Streatham station is within easy reach for straightforward connections into central London, while the area also offers a strong mix of local cafés, restaurants, independent shops and everyday conveniences. For green space and weekend downtime, Streatham Common and the Rookery Gardens are also close by.

Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 165 years and 10 months

Service Charge: £800 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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